



Carver Close
 Bridgwater, TA6
 £340,000 Freehold

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 EPC

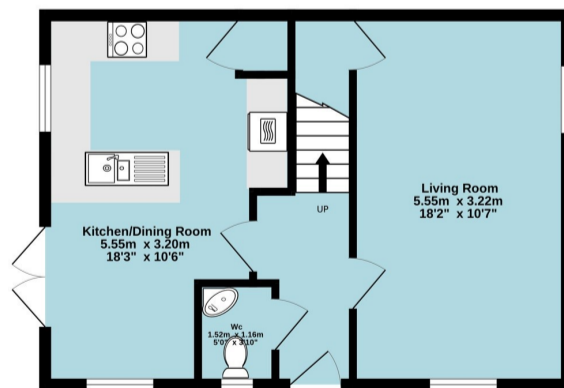
Wilkie May & Tuckwood

Floor Plan

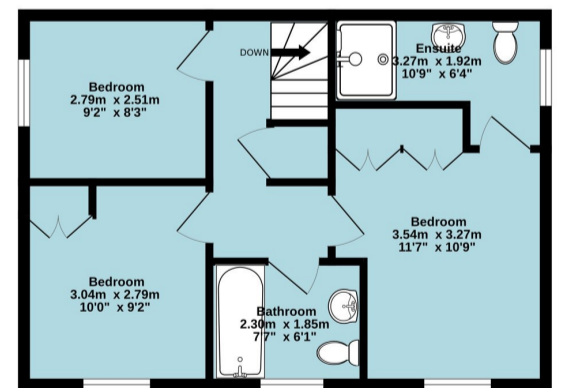
Garage
 16.6 sq.m. (179 sq.ft.) approx.



Ground Floor
 43.5 sq.m. (469 sq.ft.) approx.



1st Floor
 43.5 sq.m. (469 sq.ft.) approx.



TOTAL FLOOR AREA : 103.7 sq.m. (1116 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

A beautifully presented modern Redrow built house located in one of the areas most sought after locations. The property benefits from an excellent range of fittings throughout including a Smeg oven, hob, hood and microwave, along with an integrated fridge/freezer. There is also high quality sanitaryware including an en-suite shower room and main family bathroom.

The property offers three generous bedrooms.

Outside is a wide driveway which provides off-road parking which leads to the garage and a private garden at the rear.

The house is offered with no onward chain.

- Sought after location
- Detached modern three bedroom house
- Excellent fixtures and fittings throughout
- Over 18' living room
- Kitchen/dining room over 18'
- Downstairs' cloakroom
- Principal bedroom with en-suite
- Two further generous bedrooms
- Modern bathroom
- Garage, off-road parking
- Private rear garden

THE PROPERTY:

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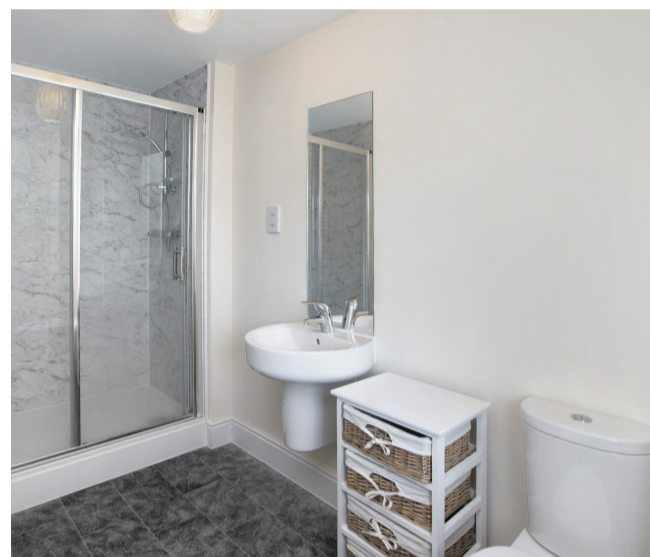
The accommodation comprises an entrance hall where stairs rise to the first floor. Off this is a cloakroom with WC and basin to the corner. The living room enjoys a dual aspect with a window to the front and side and off is a useful understairs' cupboard. To the opposite side of the house is an open plan kitchen/dining room with a superb range of built-in base and wall cupboards, finished in cream, including a Smeg oven, microwave, gas hob and hood. As previously stated there is also a built-in fridge/

freezer and separate laundry area with space for a washing machine and tumble dryer. Adjacent is an area ideal for family dining with a window and French doors which open onto and overlook the rear garden.

On the first floor is a principal bedroom suite with an array of wardrobes to one wall, which in turn leads to an en-suite shower room which is oversized and includes a large shower cubicle, basin and WC. There are two further well-proportioned bedrooms complemented by a family bathroom.

Outside – The gardens are predominantly at the rear which are low maintenance and laid to patio and coloured gravel. Alongside the house is a large driveway with off-road parking leading to a garage via an up and over door.

LOCATION: Situated on the favoured west side of Bridgwater on the cusp of the village of Wembdon, within a level walking distance of the town centre. Junior and senior schools of high repute are close by. The market town of Bridgwater offers a full range of facilities including retail, educational and leisure facilities. M5 motorway access if available via junctions 23 and 24. Main line links are available via Bridgwater Railway Station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith from Bridgwater bus station.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Services: Mains water, mains electricity, mains drainage, gas central heating.

Local Authority: Sedgemoor District Council House, Bridgwater House, King Square, Bridgwater, TA6 3AR

Council Tax Band: D



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in September 2023.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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